

» plumbing and drainage update

Information for plumbers and drainers in Ballina Shire

October 2016



» Sewer boundary shafts

The sewer boundary shaft is the point of connection of the private drainage line to Council's sewer main and is provided with a concrete head and cast iron/PVC cap. It is the property owner's responsibility to ensure the shaft is kept in good working order.

In case of a sewerage blockage, the plumber should first check to see if the boundary shaft is blocked. This will determine where the blockage is located. If the boundary shaft is blocked, contact Council on telephone 02 6686 4444 and we will unblock the drain from this point and notify the owner if any repair work to the boundary shaft is required.

Any work carried out by other parties, other than Council, from the boundary shaft to the sewer main will not be compensated by Council.

Visit Council's website for boundary shaft drawings
www.ballina.nsw.gov.au

» Internal under-slab drainage

On some constrained sites, the sewer drainage lines may have to be run within the building. In these cases, Council's prior approval will be required before commencement of works. *Council will only allow this in extreme circumstances.*

Where possible, all drainage lines should be run externally to the building to enable future access to drainage lines.

» Plumbing forms

The following documents are available on Council's website:

- Notice of Work for Plumbing and Drainage Work
- On-site Sewage Management Systems (OSSMS) Approval to Install – Section 68 Application Form
- Plumbing and Drainage Section 68 Application Form
- Sewer Service Diagram for Work as Executed documents

Note: the Sewer Service Diagram and plumbers Final Plumbing Certification must be submitted to Council prior to Council issuing any Occupation Certificate.

» Stormwater

Where available, all proposed roof and surface water catchment drains are to drain to the existing street gutter or interallotment stormwater drainage easement.

Stormwater must be sized in accordance with AS3500.3.

Where stormwater is discharged to the street, a galvanised kerb/stormwater adaptor is to be provided in accordance with Council's design guidelines.

Where Council is the nominated Accredited Certifier for the development overseeing stormwater, stormwater pits that are installed to collect surface waters are to be serviced by independent piped drainage lines that **do not** connect to the roof drainage system. In the event that Council requirements cannot be met, a certified alternate design must be submitted and approved by Council prior to commencement of works.

» Plumbing stackwork

It is easy to get confused with the various stack work options, such as aerial drainage and rollover stacks.

It is important to comply with one option only for each application. If you are not sure of these requirements, please consult with Council's Plumbing and Drainage Officer on 6686 1415 or consult AS/NZ 3500.2.

» Drainage Bedding Materials

The NSW Fair Trading Department has advised the plumbing industry of their concern with crusher dust (cracker dust) and its inability to conform to AS/NZS 3500.2 clause 5.4.2 Bedding materials (reference: <http://services.ewnews.fairtrading.nsw.gov.au/online/18266835-40.html>)

In response to this NSW Fair Trading clarification Ballina Shire Council is unable to accept crusher dust as suitable bedding material in accordance with AS/NZS 3500.2.

For all future works bedding material must comply with AS/NZS 3500.2, clause 5.4.2 Bedding material:

- a. Crushed rock, gravel screenings or similar recycled materials of nominal size of 7–10 mm.
- b. Cement mortar containing 1 part of Portland cement to 4 parts of sand by volume, thoroughly mixed with clean water to a workable consistency.
- c. Cement mortar bedding where the base of the trench is rock or shale. Where the grade is greater than 20% (1 in 5), the cement mortar shall be—
 - i. of a minimum depth of 50 mm, measured below the barrel of the pipe;
 - ii. not less than 75 mm wide;
 - iii. not closer than 20 mm to flexible joints; and
 - iv. have pipes supported at not greater than 1500 mm from the centres, prior to placing the mortar bedding.
- d. Free-running sand capable of passing through a 2 mm mesh sieve, which does not contain clay, organic or any other deleterious materials. (extract from AS 3500.2.2015)

Ballina Shire Council will apply a period of grace to 1 January 2017, all works from this date must comply with AS 3500, clause 5.4.2 Bedding material.

» Reactive soils

Where drains are to be laid in filled, unstable or water-charged ground, methods of support and bedding shall be designed to withstand and suit the ground conditions.

Prior to any works commencing the determined soil classification must be formally communicated to Council together with any additional design requirements as required by the consultant engineer (References: AS3500 & AS2870).

» Section 68 LGA applications

With regards to water supply, sewerage and stormwater drainage work, plumbing approvals under the Local Government Act (LGA) are required for the following:

- Carry out water supply work
- Draw water from a council water supply or a standpipe or sell water so drawn
- Install, alter, disconnect or remove a meter connected to a service pipe
- Carry out sewerage work
- Carry out stormwater drainage work
- Connect a "private drain or sewer with a public drain or sewer under the control of a council or with a drain or sewer which connects with such a public drain or sewer" (extract from Local Government Act 1993).

Plumbing and drainage inspections are required, in accordance with NSW Fair Trading general requirements, as follows:

- drainage work is finished and before backfilling or covering the installation
- a connection to a Network Utility Operator sewer main is finished and before backfilling
- water supply work is finished and before cladding walls and or ceilings
- when there is a need for a re-inspection or for an inspection of non-compliant work
- at the completion of all the work, that is, a final inspection

» What works are exempt from Council approval?

The only works that do not require any approval are emergency repairs, maintenance works and replacement of old for new works involving no additional or relocated fixtures.

The **Section 68 and Section 138 Application Forms** are available under Council Forms at www.ballina.nsw.gov.au



If you have any questions or concerns please contact:

Ballina Shire Council Building Services, ph 6686 1415.
council@ballina.nsw.gov.au
ballina.nsw.gov.au



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